

# South Downtown Planning Area:

## Incentive Zoning Proposal

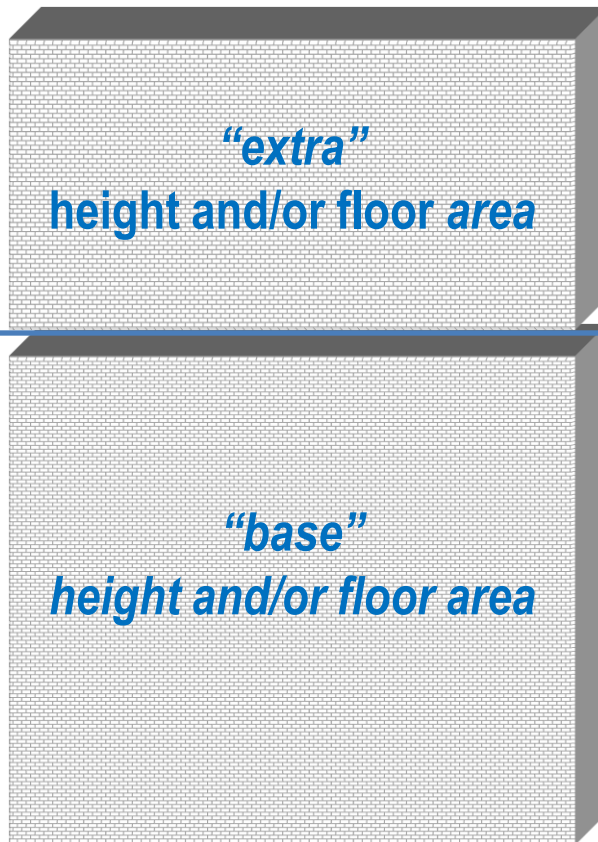
Presentation to the City  
Council Committee on  
the Built Environment

July 14, 2010



# Incentive Zoning

- Voluntary agreement
- Helps mitigate impacts of added density
- Allows “extra” floor area above base
- Residential or commercial (“nonresidential”) floor area
- “Incentive Zoning Programs” in the Land Use Code
  - Housing bonus
  - Child care bonus
  - Open space amenities bonus
  - Transfer of Development Rights -- TDR
  - Transfer of Development Potential -- TDP



**"extra"**  
height and/or floor area

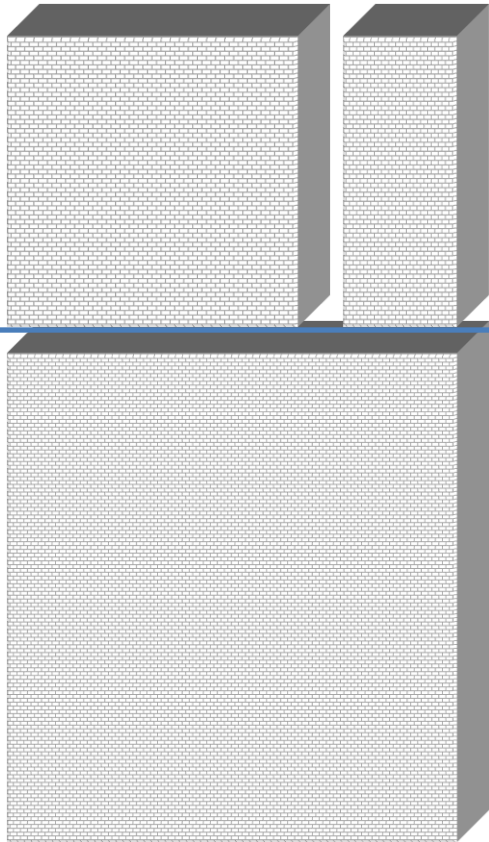
← **"Extra"**

**"base"**  
height and/or floor area

← **"Base"**

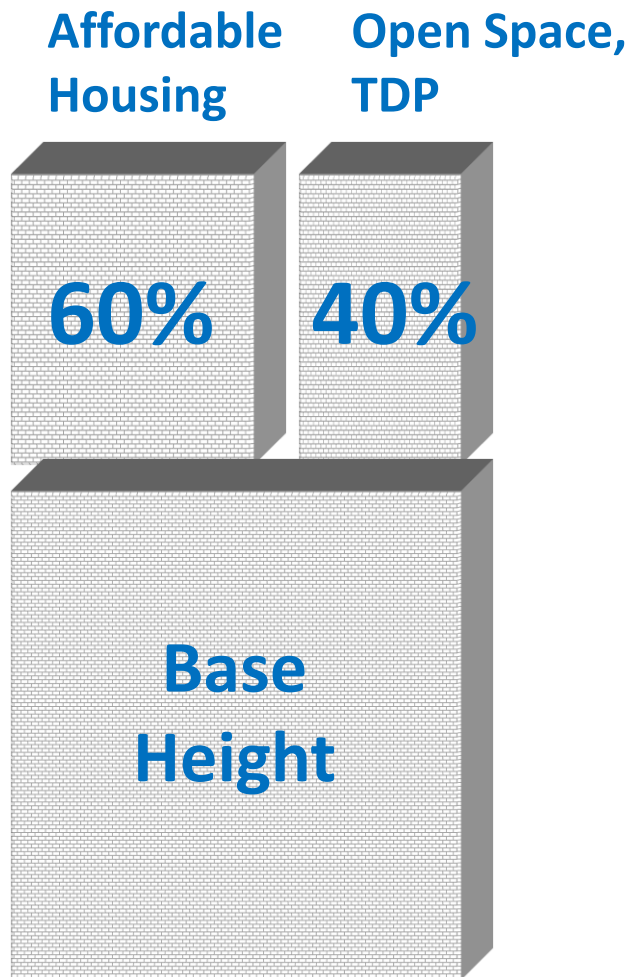
**Affordable  
Housing**

**Open Space,  
TDP, TDR**



**“Extra”**

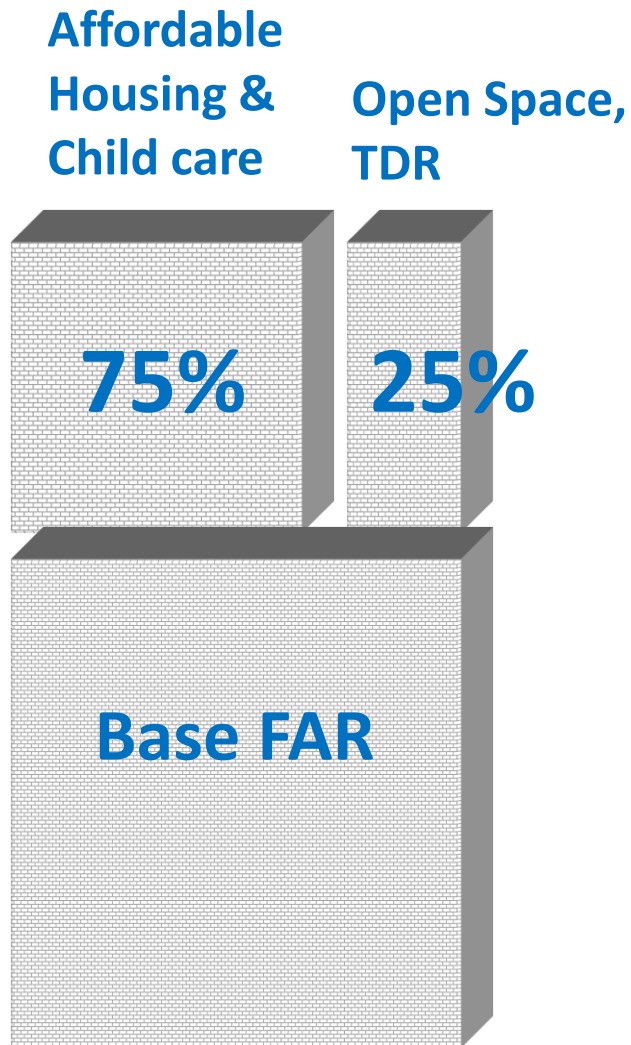
**“Base”**



## **Residential** Extra Floor Area

Residential floor area  
measured through *height*

Applies to South Downtown zones  
within the Downtown Urban Center



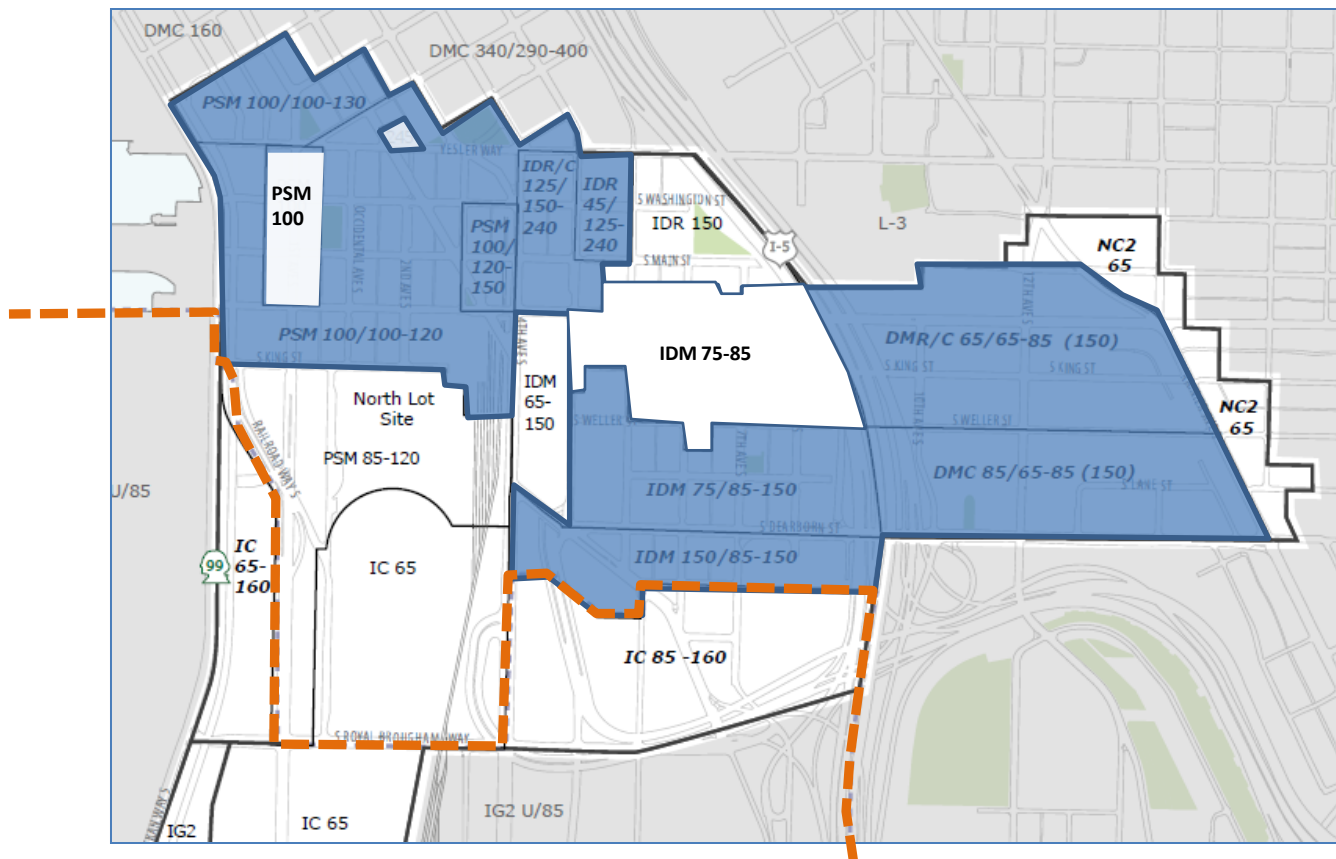
## **Commercial** Extra Floor Area

Commercial floor area  
measured through *FAR*

Applies in South Downtown  
planning area to:

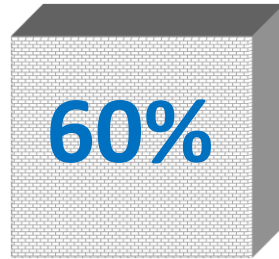
- Zones within the Downtown Urban Center
- Industrially-zoned areas

# Residential Extra Floor Area Downtown Zones (South Downtown)





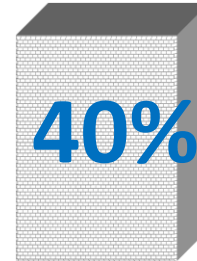
# Residential Extra Floor Area Downtown Zones (South Downtown)



## Affordable Housing Bonus

Performance or payment option

Standards for affordability



## Other Options

Open Space Public Amenity

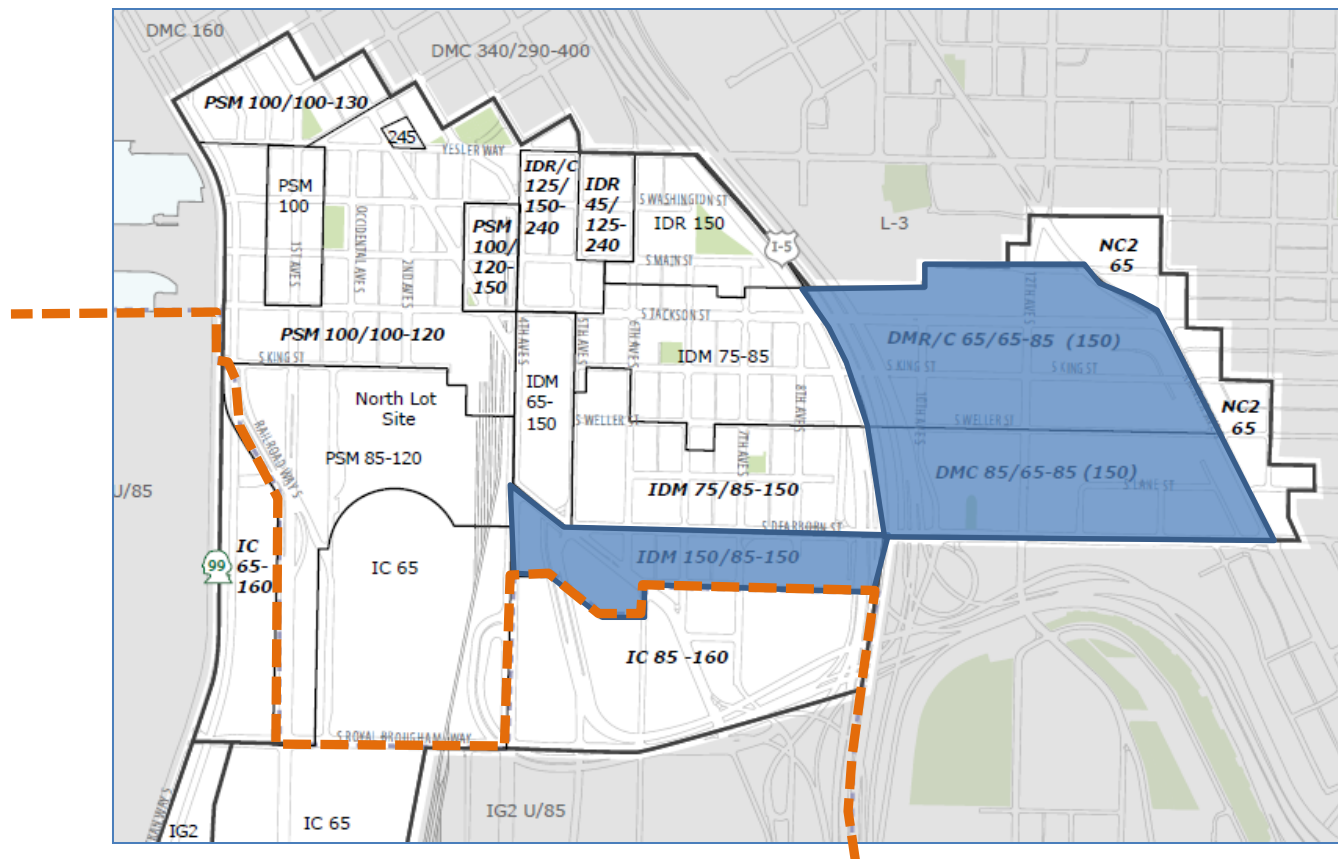
- Neighborhood open space
- Green street
- Mid block corridor
- Hillside terrace

TDP

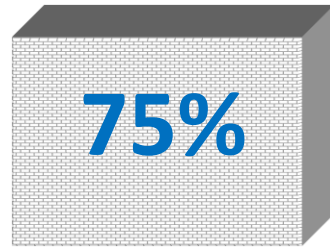
- Historic
- Open space



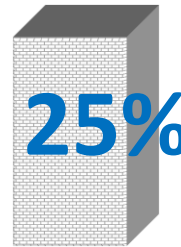
## Commercial Extra Floor Area Downtown Zones (South Downtown)



# Commercial Extra Floor Area Downtown Zones (South Downtown)



75%



25%

## Housing and Childcare

Affordable housing bonus &  
childcare bonus

Housing TDR

## Other Options

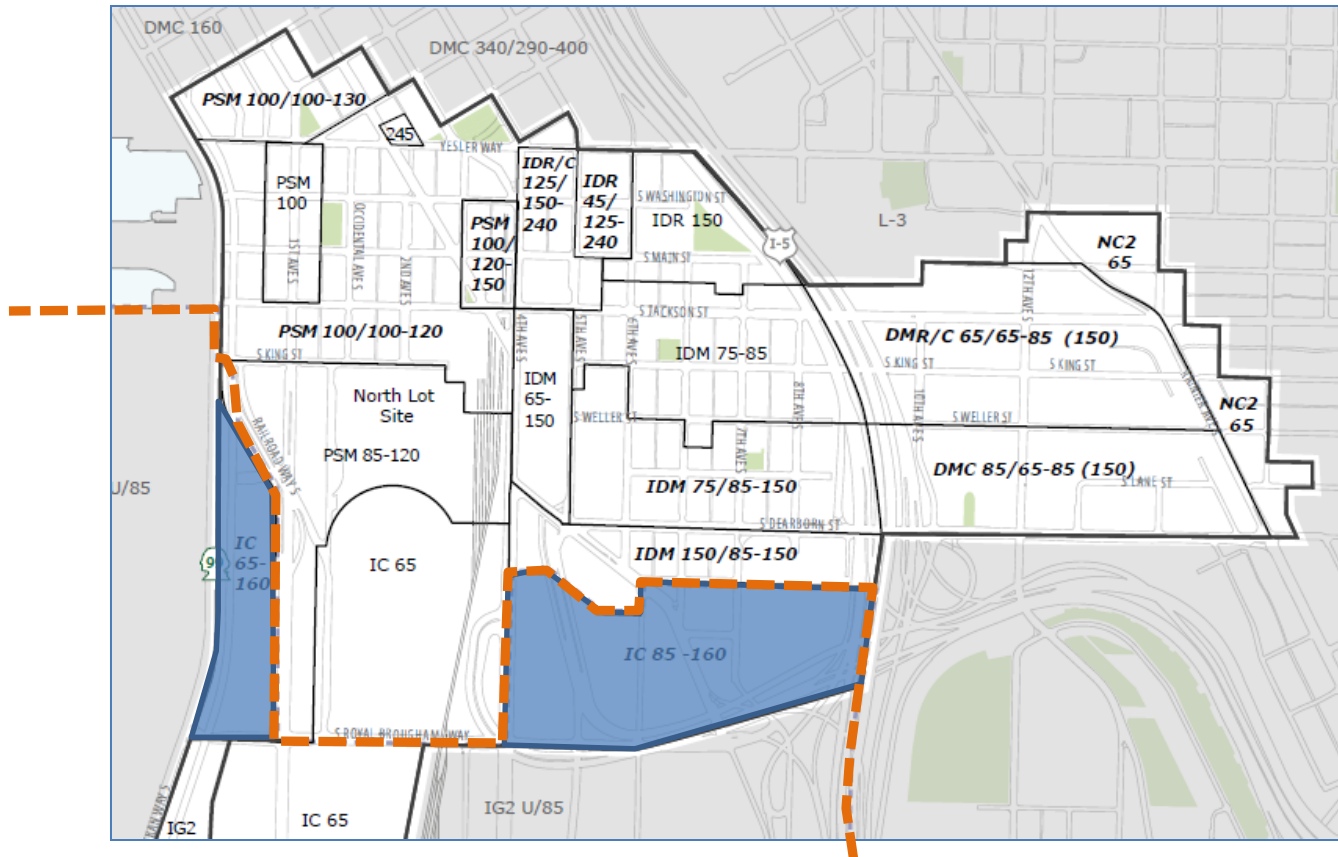
Downtown open space amenities

- Parcel parks
- Green street

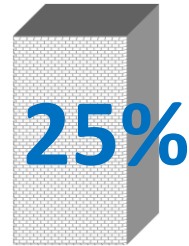
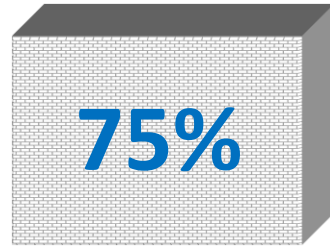
TDR

- South Downtown Historic
- Open Space

## Commercial Extra Floor Area IC-Zoned Areas (South Downtown)



# Commercial Extra Floor Area IC-Zoned Areas (South Downtown)



## Housing and Childcare

Affordable Housing bonus &  
childcare bonus

Housing TDR

## Other Options

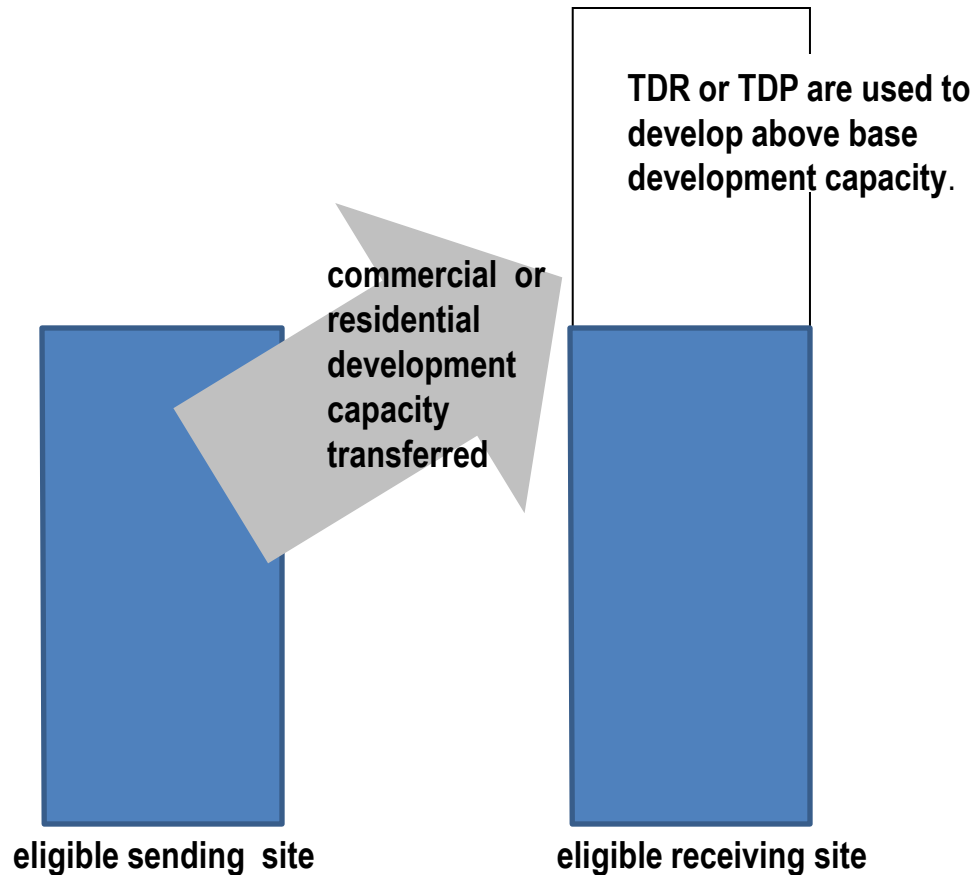
TDR

- South Downtown Historic
- Open Space

# Other Conditions Associated with Extra Floor Area

- LEED Silver
- Industrial zones:
  - pedestrian amenities
  - open space
  - parking consistent with Downtown zones
  - Seattle Green Factor
  - bulk controls and development standards that respond to greater height and density

# Transfer of Development Rights/ Potential



# Transfer of Development Rights/ Potential

Transfer of Development <i>Rights</i>	Transfer of Development <i>Potential</i>
Commercial floor area	Residential floor area
<i>Open Space TDR</i> <i>South Downtown Historic TDR</i> <i>Housing TDR</i>	<i>Open Space TDP</i> <i>South Downtown Historic TDP</i>



# South Downtown Historic TDR and TDP



## Eligible sending lots

Pioneer Square Preservation District or  
International Special Review District

One or more structures > 5,000 s.f.

“Contributing” to architectural/ historic  
character of the district

Must be rehabilitated

Up to 3 FAR available to transfer

